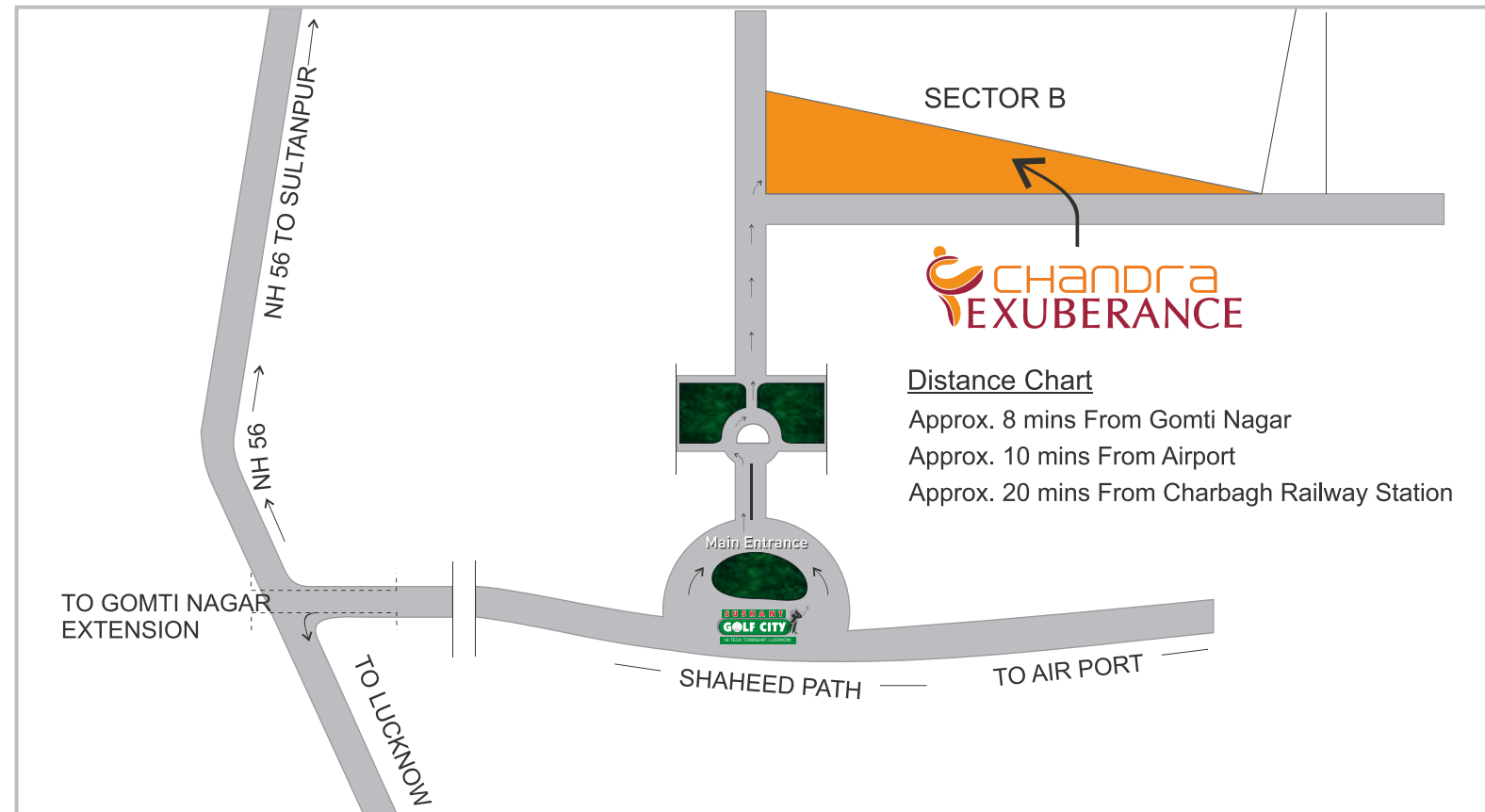


## LOCATION MAP



**Chandra Modern Builders India Private Limited**

1st Floor, Nikhilesh Palace, 17/4, Ashok Marg, Lucknow- 226 001.

Tel.: 76079 00304 E: [customercare@chandramodernbuilders.com](mailto:customercare@chandramodernbuilders.com)

W: [www.chandramodernbuilders.com](http://www.chandramodernbuilders.com)



Architect:

**Origin Architects Pvt. Ltd.**



Serviced 1 BHK Apartments







 **CHANDRA  
EXUBERANCE**  
Serviced 1 BHK Apartments

"Live a life of exclusive luxury only at Chandra Exuberance,  
1 BHK Apartments...

Chandra Exuberance, adjoining Chandra Panorama, has been  
designed exquisitely as one bedroom, drawing and kitchenette  
apartment... The tasteful and elegantly furnished living spaces  
will provide you a warm and serviced lifestyle.

Be it your second home or a small family of two looking for a  
corporate life style, a guest house, an extended space or a  
place for visiting family members, you will find it a coveted  
address in town to boast about.

## *Designers delight*

Designed and conceived by Chandra modern builders, the space has  
been aesthetically elevated to provide an imaginative lifestyle which  
offers much more than what you aspire for.







# CHANDRA EXUBERANCE

Serviced 1 BHK Apartments







## *Exuberance Deluxe*

Fully furnished, air conditioned apartment with Split A/C that comes with a kitchenette



Fully furnished, Corridors plus flats centrally air conditioned, lift lobby air conditioned, wooden partition between bedroom and drawing room with a kitchenette

## *Exuberance Royal*





							
LOBBY	SERVICE	LIFT	ONE B.H.K TYPE - 1 SUPER AREA - 69.25 SQM. BUILTUP AREA - 48.47 SQM.	ONE B.H.K TYPE-2 SUPER AREA - 68.00 SQM. BUILTUP AREA - 47.60 SQM.	ONE B.H.K TYPE-3 SUPER AREA - 72.71 SQM. BUILTUP AREA - 50.90 SQM.	2 B.H.K SUPER AREA - 114.22 SQM. BUILTUP AREA - 79.95 SQM.	STUDIO TYPE 1 SUPER AREA - 40.90 SQM. BUILTUP AREA - 28.63 SQM.

## TYPICAL FLOOR PLAN

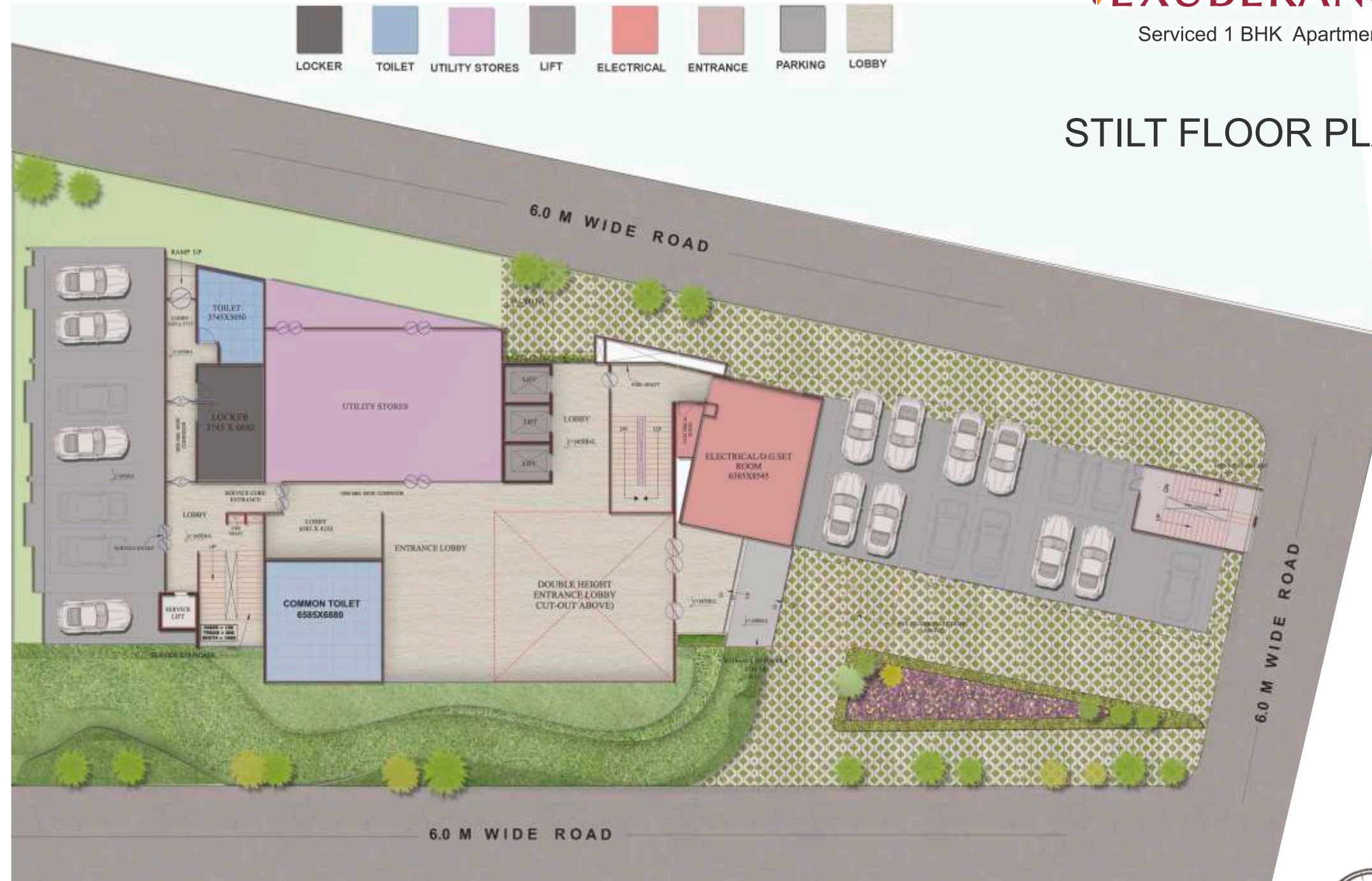


Serviced 1 BHK Apartments





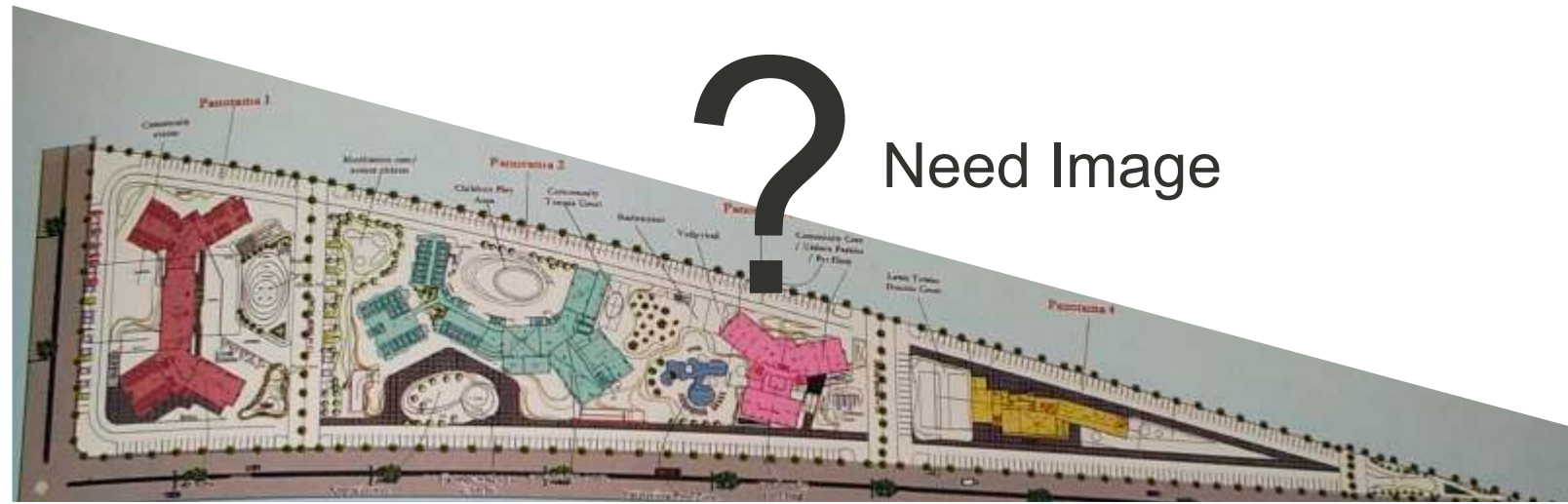
**STILT FLOOR PLAN**



**FIRST FLOOR PLAN**







G+16 MASTER PLAN



Serviced 1 BHK Apartments



Serviced 1 BHK Apartments







Serviced 1 BHK Apartments

## STUDIO APARTMENT FLOOR PLAN



## Deluxe Flat Specification

FLOOR FINISHES		Living/ Dining: Italian / imported marble or equivalent tile Bedrooms: Laminated wooden flooring / vitrified tiles Balcony: Non-Skid ceramic tiles with Toughened glass railing	
INTERIOR FINISHES		Windows: UPVC / Anodised aluminium powder coating with float glass Doors: Machine made molded door shutter with SS fittings / flush doors with decorative veneer finish Walls: internal walls , pop punning and external walls putty punning.. Bedrooms walls shall be finished with plastic emulsion paint as per design	
FITTINGS		Electrical : Copper wiring in conduits with modular switches including LED light fittings Telecommunication: provision of telephone points in drawing room and bedrooms Provision of TV aerial points in drawing room/ bed room	
KITCHENETTE		Heat / Gas leak detectors Flooring: Vitrified tile or equivalent Dado: ceramic tiles cladding on walls as per architectural design Counter: Granite/ imported marble Cabinets: Modular kitchen cabinets with laminated Shutters, 304 ss accessories, chimney and induction plate Water Supply: Provision for hot and cold water supply through solar system Fittings: Single lever CP fittings with mixer Accessories: Microwave, electric kettle and Refrigerator	
TOILETS		Flooring: Antiskid tiles Walls: Tiles as per architectural design up to false ceiling Chinaware: Wall hung / European type WC, wash hand basin, Single lever CP fittings Counter: Granite counter / Artificial imported stone / Flat Wash Basin Water Supply: Provision for hot and cold water supply Geyser CP fittings: Jaguar or equivalent Fittings: Looking mirror, Towel ring /rod, Paper holder, Soap dish and health faucet	
OTHERS	Airconditioner: Split A/C 4 star or above in bedroom and drawing room	Furniture: Bed with mattress, dressing wardrobe, LCD/LED TV, Sofa set with center table	Balcony: SS railing with Glass

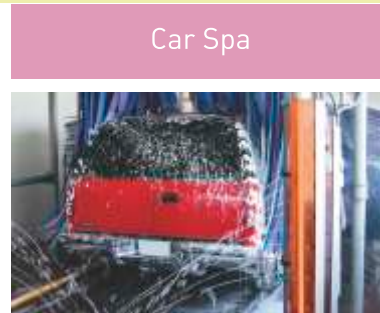




Well equipped lobby with internet & wi-fi connectivity



Mini Shopping area



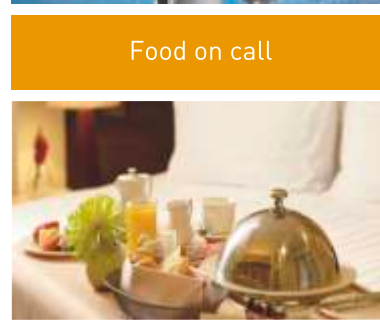
Car Spa



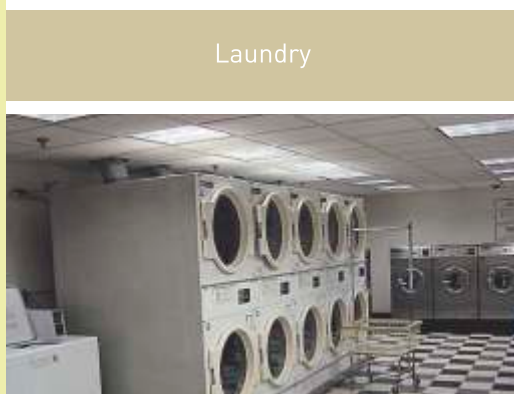
Safety and Security



Food on call



House keeping



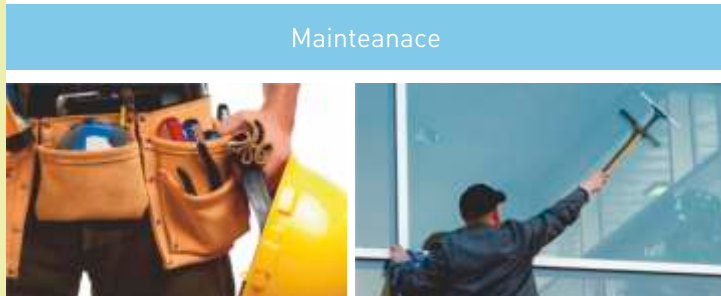
Laundry



House keeping



Parking



Mainteanace



Green Area and Eco-Friendly Surroundings

### Services and Facilities:

Well equipped lobby: A centrally air conditioned lobby with reception area, information desk, LCD Display, a coffee shop and Internet, Wi-Fi and Interconnectivity. We give you an extended drawing room to attend to your guests without disturbing your family's privacy. Parking: Ample parking space for every flat owner

Food on call: Dedicated kitchen that will cater exclusively to residents of chandra exuberance

Safety and security: Round the clock security that comes equipped with state of the art electronic surveillance systems.

House keeping: Janitorial services to keep your house clean and sparkling at all times.

Laundry facility: An in house Laundry service will help you reserve your weekends for some fun.

Maintenance: Building maintenance will be in the hand of professionals qualified for the job.

Green cover: Get your daily dose of oxygen in a green environment that surrounds exuberance.

**Disclaimer**  
Some of the facilities mentioned above are available on payment basis



The saga of Chandra Modern Builders began with a dream, a dream to build homes where residents could live in the ultimate luxury, surrounded by world-class amenities. A dream to build an environment that provides both tranquility and stimulus. Envisioned by two stalwarts of the construction industry in North India, Alok Chandra and Ashish Chandra, Chandra Modern Builders strives to provide a lifestyle that is not only worth the homebuyers' money but also worth their dreams. Over the

years the company has backed its vision with a strong organizational structure and a culture that encouraged looking beyond immediate gains and embracing innovation at all levels.

Working together at the helm of this enterprise, Alok Chandra and Ashish Chandra have consistently translated their core philosophy -- Creating Landmarks -- into a solid reality. Examples of their hard work and determination include landmark projects like Chandra Nagari, Tivoli Apartments, Chandra Royal, Ashish Palace, Monarch Apartments, Park Villa, Chandra Apartments, Chandra Villa and Chandra Avenue in Lucknow.

Keeping traditional values and a global outlook as its distinctive characteristics, Chandra Modern Builders is going from strength to strength with each passing day. Its unique approach to the business of construction has helped it evolve into a progressive company that has its feet firmly planted in the ground even as it consistently creates abodes that push the boundaries of your imagination.





# Club Exuberance

*Exclusive for the residents of Chandra Exuberance*

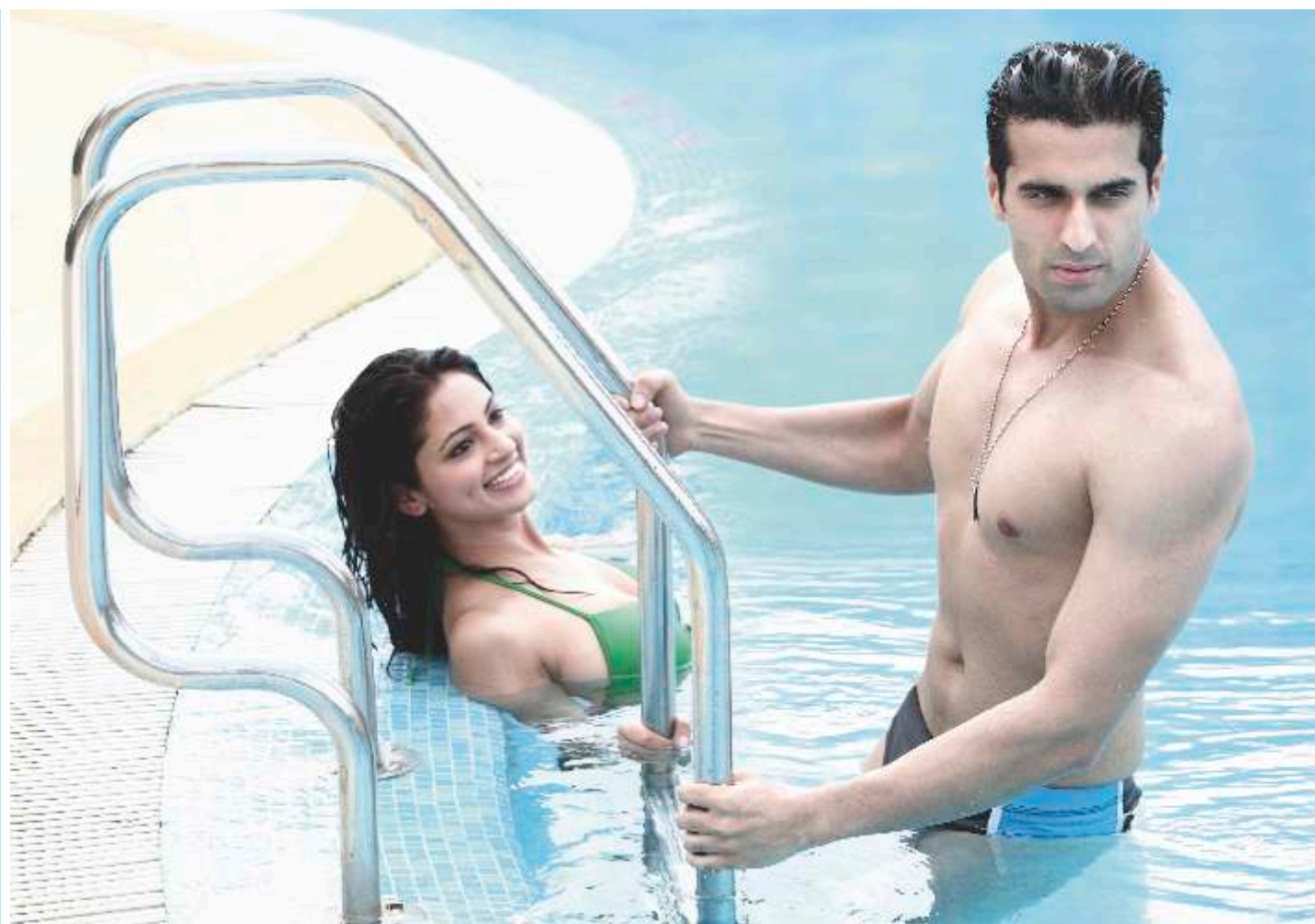


The CLUB EXUBERANCE has Splash Pool, Badminton Court, Gymnasium, Health Club, Spa and Yoga Center.

## Club Gestalt

**Are you missing that feeling of being indulged?**

Welcome to Club Gestalt, an oasis of world class luxury which is manned by experts who excel in the art of pampering. The club's state-of-the-art steam, sauna and spa facilities are but just a peek into all that it has to offer to its members.



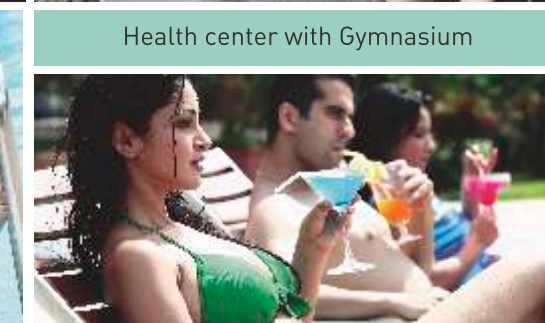
Multi-Cuisine Restaurant



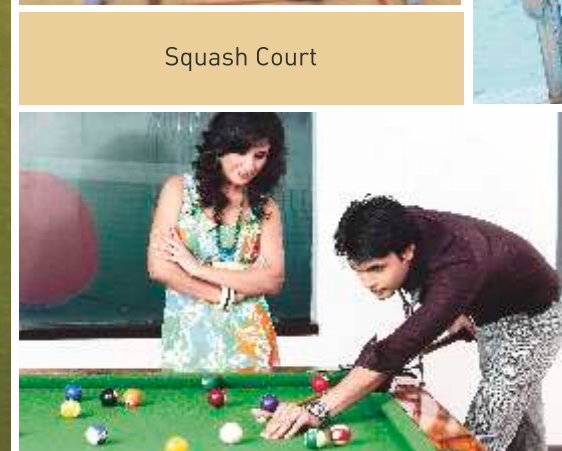
Health center with Gymnasium



Squash Court



Swimming Pool



Pool Table



Tennis Court



**Avail a membership for two at Club Gestalt, a world-class club with international facilities that you will surely cherish.**

Swimming Pool: Dive in for fitness or fun...

Squash Court: A well-appointed indoor glass squash court with a trainer

Tennis court: Finest International standard synthetic tennis court

Billiards and Pool facility: Indulge in some friendly competition at the end of a grueling day

Multi-cuisine restaurant: A melting pot of cultures, flavors and cooking traditions from around the world. Say goodbye to slaving over the stove with the restaurant's quick service home delivery facility.

Health centre with gymnasium: A centrally air-conditioned gym healthcare facility with separate cardio, machines and free weight sections and a qualified trainer to take you through your paces.

Spa: Indulge in treatments that help stimulate and rejuvenate your mind and body.

Darshnique: Well-appointed conference room that comes equipped with a state-of-the-art projector and screen

Amrapali: Our banquet and TV room is good enough both for big festivities and intimate gatherings.